

**8,900 SQUARE FEET
3.31 ACRES MOL**

**FOR LEASE - IOS - CROSS DOCK - OFFICE/WAREHOUSE
11150 49TH STREET NORTH
CLEARWATER, FLORIDA 33762**



**FOR ADDITIONAL INFORMATION CONTACT:
DERON THOMAS, SIOR, CCIM
CELL (727) 204-0201
TYLER THOMAS, JD
KYLE HARRIS
OFFICE (727) 724-3300**



**INDUSTRIAL REALTY SOLUTIONS, INC.
701 ENTERPRISE ROAD E., SUITE 701
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WWW.INDUSTRIALREALTYSOLUTIONS.COM**

Industrial Realty Solutions, Inc. provides no representation as to the condition of the property (or properties) in question, and in addition no warranty or representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawal without notice and to any special conditions imposed by the property owner.

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PROPERTY SPECIFICATIONS:

Building Size:	8,900 Feet MOL
Building Class:	C
Construction:	Metal
Office Area:	1,600± Square Feet MOL
Warehouse/Light Assembly:	7,300± Square Feet MOL
Clear Height:	11.7'-14.4'
Dock High Loading Doors:	26 With Levelers
Ramped Loading Doors:	2 (9.6'h x 9'w)
Power:	3-Phase
Warehouse Lighting:	LED
Column Spacing:	Clear Span
Site Size:	3.31 Acres MOL
Paved Parking Spaces:	23 Front Spaces Plus Abundant Fenced, Rear Parking
Zoning:	M1 - Light Industrial, Pinellas Park
Property Extras:	Dock High Facility Excess Land - IOS Mostly Paved, Fenced Site Cross Dock Facility 49th Street North Frontage Two Means Of Ingress/Egress Excellent "Gateway" Submarket
Offered For Lease:	Contact Broker For Pricing



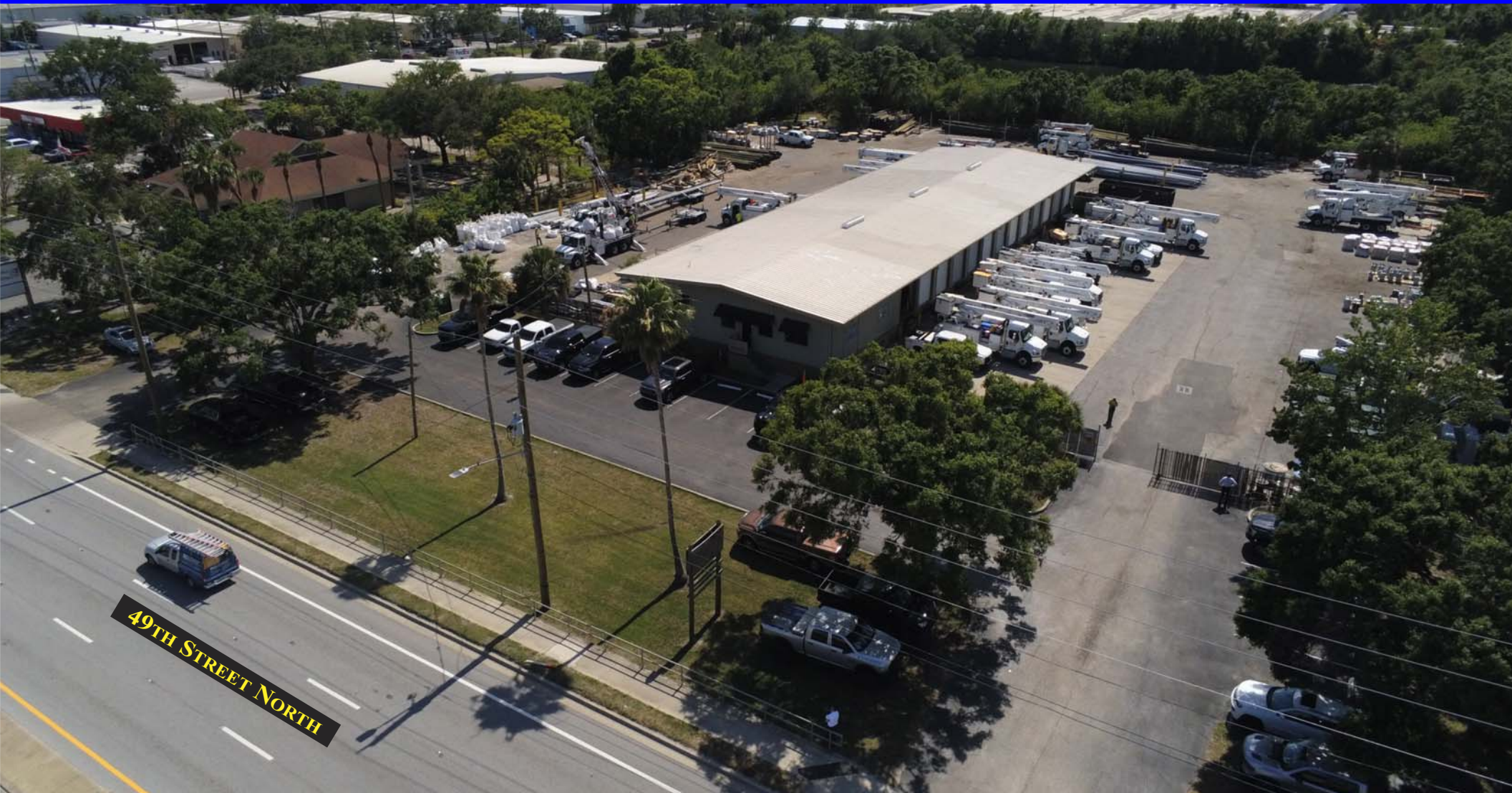
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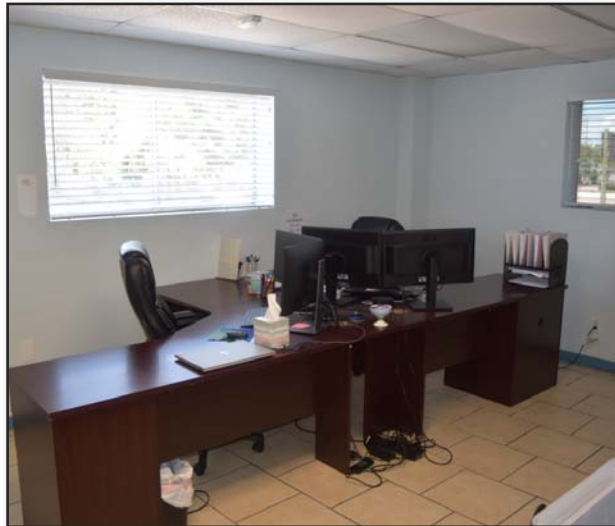


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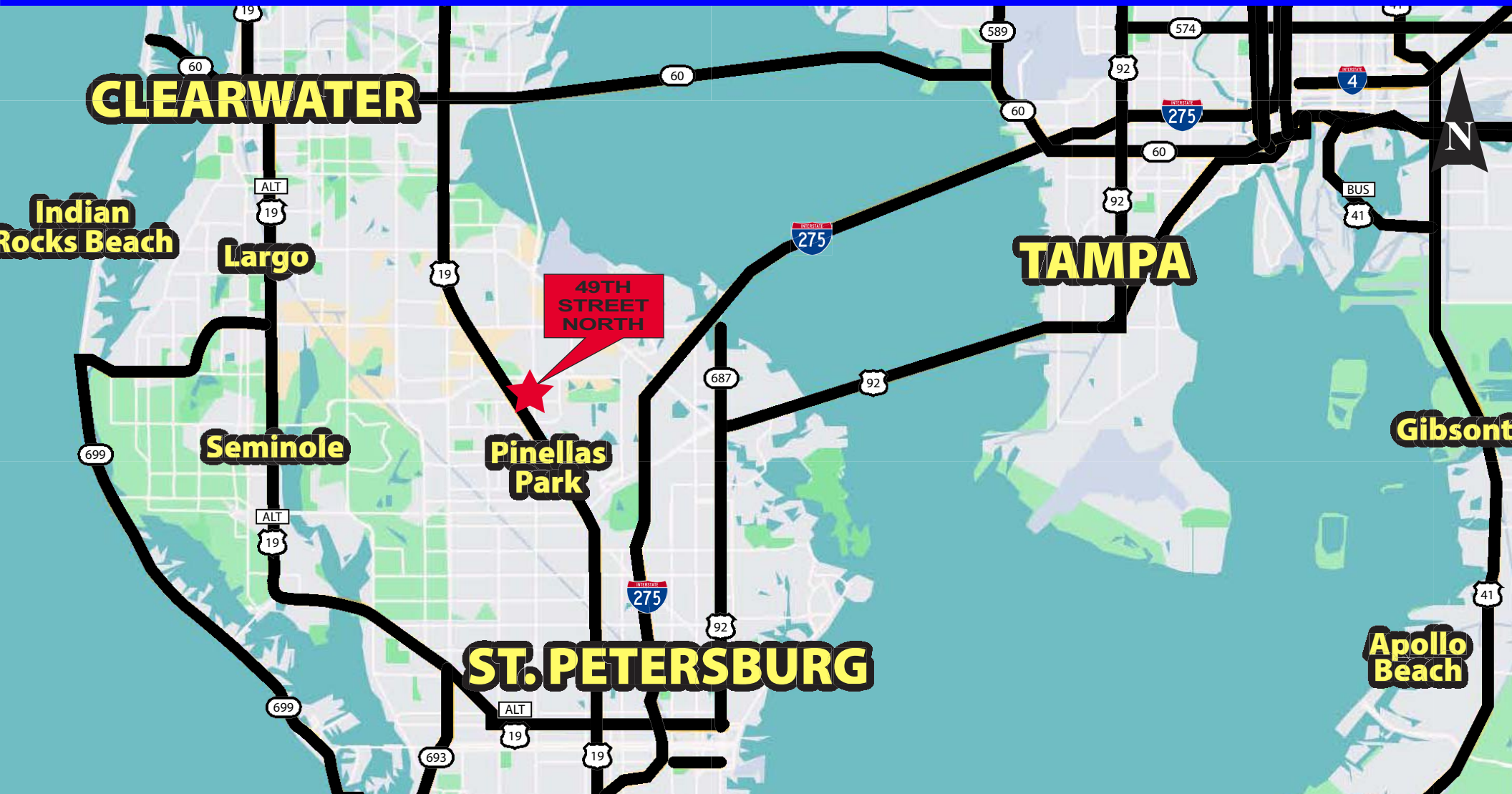


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